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## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

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**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
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**MEETING DATE:** JANUARY 8, 2014

**SUBJECT:** GP13-05: REQUEST FOR A MINOR GENERAL PLAN AMENDMENT FOR THE GILBERT 2013 ANNUAL GENERAL PLAN UPDATE INCLUDING: CHANGES TO THE LAND USE MAP TO REFLECT RECENTLY APPROVED GENERAL PLAN AMENDMENTS; AND AMENDING THE CIRCULATION MAP TO UPDATE THE LEGEND, COLLECTOR STREET LOCATIONS AND SHOW A FUTURE INTERCHANGE AT LINDSAY ROAD AND THE SANTAN 202 FREEWAY.

**STRATEGIC INITIATIVE:** Community Livability

The General Plan update will provide the community with more accurate and timely long-range planning information related to Gilbert's growth and development.

## **RECOMMENDED MOTION**

**MOVE TO RECOMMEND TO COUNCIL APPROVAL OF GP13-05, A MINOR GENERAL PLAN AMENDMENT FOR THE 2013 ANNUAL GENERAL PLAN UPDATE INCLUDING THE FOLLOWING: CHANGING THE LAND USE MAP TO REFLECT RECENTLY APPROVED GENERAL PLAN AMENDMENTS; AND AMENDING THE CIRCULATION MAP TO UPDATE THE LEGEND, COLLECTOR STREET LOCATIONS AND SHOW A FUTURE INTERCHANGE AT LINDSAY ROAD AND THE SANTAN 202 FREEWAY.**

## **BACKGROUND/DISCUSSION**

### **Overview**

This request is the staff-initiated annual update of the Town's General Plan that incorporates new and more accurate information on the Land Use Map and Circulation Map only. No other changes to maps or text in the General Plan Chapters are being proposed with this update.

The proposed 2013 General Plan Update will consist of the following changes to the Land Use Map and Circulation Map:

### **Amending the Land Use Map**

- Amend the Land Use Map to reflect recently approved General Plan amendments.
- Correct the Land Use classification shown at the southwest corner of Recker Road and Elliot Road to adjust the existing Community Commercial (CC) land use boundary to match the approved Community Commercial (CC) zoning district boundary.
- Identify a future interchange (diamond symbol) at Lindsay Road and the Santan 202 Freeway.

### **Amending the Circulation Map**

- Update the Circulation Map Legend
  - Group existing and proposed roadways by functional classification and color code.
  - Remove major/minor collector street distinctions and create only a collector street distinction.
  - Show existing roads as solid lines and proposed roads as dashed lines.
- Update the collector street alignments to reflect adopted General Plan amendments and master planned communities.
- Remove proposed collector roadways that were replaced by the Santan 202 Freeway.
- Update proposed collector network in Morrison Ranch based on project master plans and classify parkway roads in Morrison Ranch as collectors.
- Update proposed collector network in other projects such as Cooley Station and Rivulon.

- Identify a future interchange (diamond symbol) at Lindsay Road and the Santan 202 Freeway. ADOT will be conducting a preliminary engineering study on the type of interchange and providing high level cost estimates for a future interchange. Project to start in early 2014 and anticipated to take approximately 4-6 months to complete.

**Justification to support a future Freeway Interchange at Lindsay Road and Santan 202 Freeway – Gilbert’s Employment Corridor:**

- The potential future interchange location is within the Vertical Development Overlay Zoning District No. 5, which assists in directing economic development areas. The Land Development Code (LDC) allows 90’/ 6 stories and Bonus Heights of up to 150’/ 11 stories. The location is a designated Growth Area – particularly suitable for multi-modal transportation and infrastructure expansion.
- Situated in a central location to the Gilbert/ 202 Growth Area containing 1,091 acres of retail and employment uses (zoned BP, LI, RC and SC). This area is a gateway to Gilbert from Chandler, with close proximity to the Chandler Airpark.
- General Office, Business Park and Light Industrial land uses have a need for quick freeway access.
- The potential future interchange is also located in Economic Development Employment Corridor No. 4 (2,040 acres). Approximately 1,184 acres (58%) of Employment Corridor No. 4 is vacant at this time. A future Lindsay/ 202 Interchange would be centrally located for freeway access.
- Rivulon currently owns 252 acres between Gilbert and Lindsay Roads on the north side of the 202 Freeway. Rivulon plans to provide: over 3 million square feet of commercial office space; ½ million square feet of retail space; and 250 hotel rooms.

**CONFORMANCE WITH GENERAL PLAN**

The recently approved General Plan Amendments shown on the Land Use Map were previously found to be in conformance with the General Plan and were subsequently approved by the Town Council. Staff notes that updating the Land Use Map and Circulation Map under GP13-05 is a general housekeeping task in an effort to keep the maps and information used by the public, both current and relevant.

The General Plan Policies in the Circulation Chapter that support the potential Lindsay Road and Santan 202 freeway interchange location are as follows:

**General Plan Chapter 3, Circulation: Goal 7.0 – *“Insure accessibility throughout the circulation system.”***

*Policy 7.3 – “Promote public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and finance planning coordinated with development activity”*

**General Plan Chapter 3, Circulation: Goal 8.0 – “Provide reasonable levels of service on all arterial roads.”**

Policy 8.3 – “Design townwide networks to balance the safe and efficient movement of traffic with the need to safely access these networks from the local level and reduce pressure to use regional networks for townwide trips”

Policy 8.6 – “Provide for alternative modes of transportation on townwide corridors that are reasonably accessible to all socio-economic and demographic groups within the community”

**General Plan Chapter 3, Circulation: Goal 9.0 – “Create a Transportation Master Plan based on total Town build-out”**

Policy 9.1 – “Study ways to make automobile, transit and other multi-modal circulation more efficient and economical while providing a rational pattern of land development.”

Policy 9.2 – “Review and analyze intelligent transportation alternatives.”

Policy 9.4 – “Plan for future multi-modal transportation to the Growth Areas within the Town to help reduce trips.”

**PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has not received any comments from the public to date.

**STAFF RECOMMENDATION**

Recommend to the Town Council approval of GP13-05, a minor general plan amendment for the 2013 annual General Plan update including the following: changing the Land Use Map to reflect recently approved General Plan Amendments; and amending the Circulation Map to update the legend, collector street locations and show a future interchange at Lindsay Road and the Santan 202 freeway.

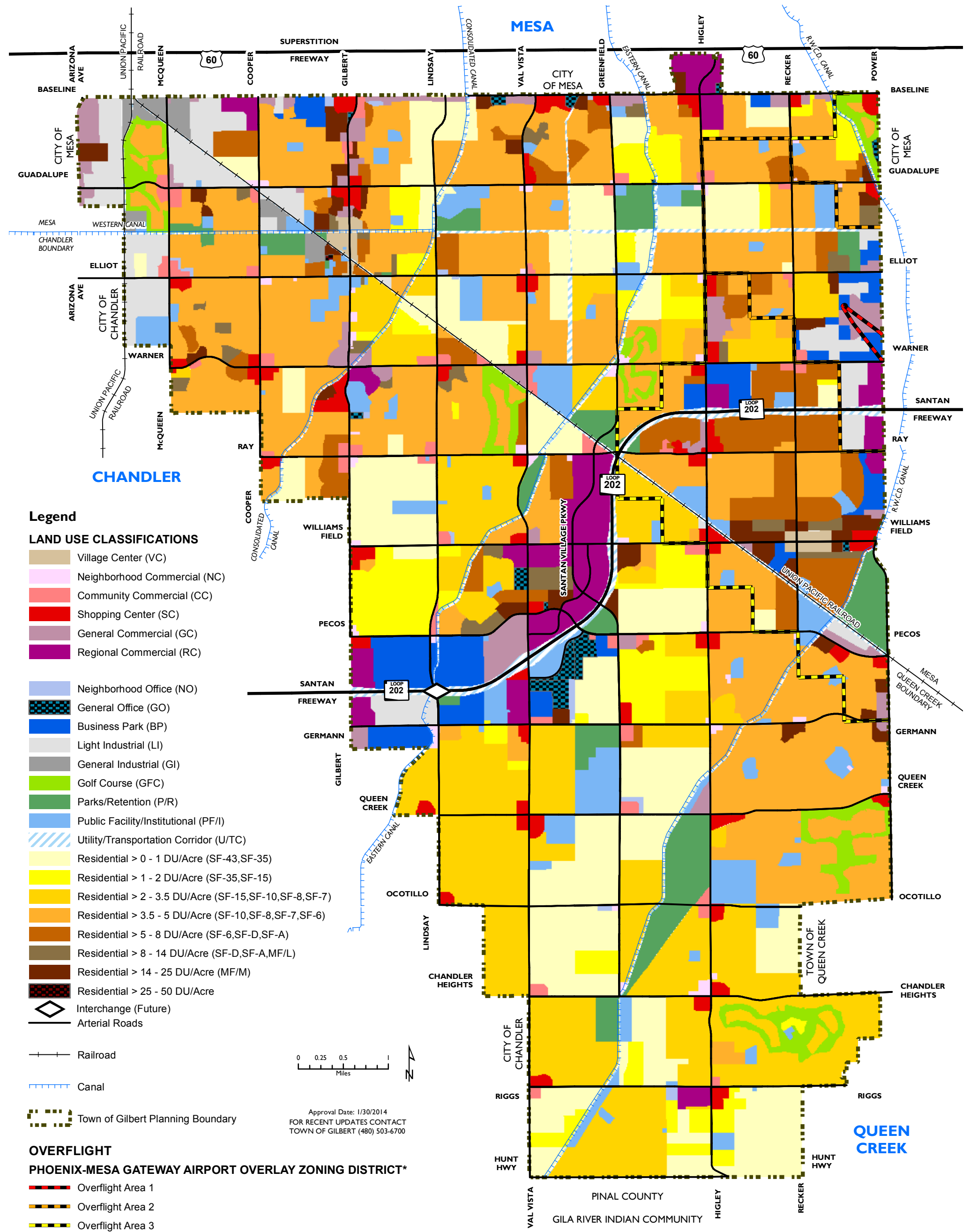
Respectfully submitted,



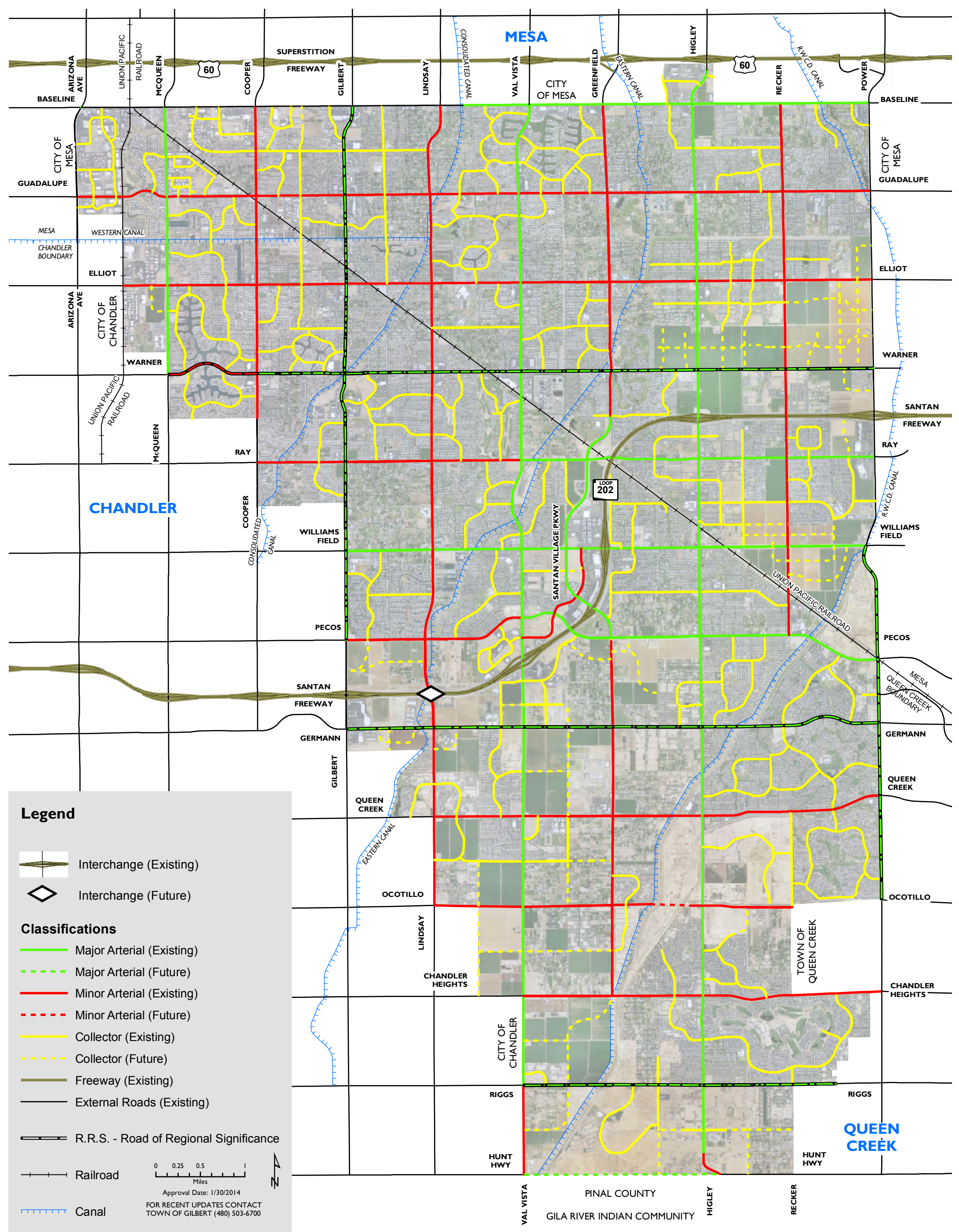
Nathan Williams  
Planner II

**Attachments:**

1. Draft Land Use Map
2. Draft Circulation Map
3. Background Data on Potential Future Lindsay and 202 Freeway Interchange (2 pages)



LAND USE MAP

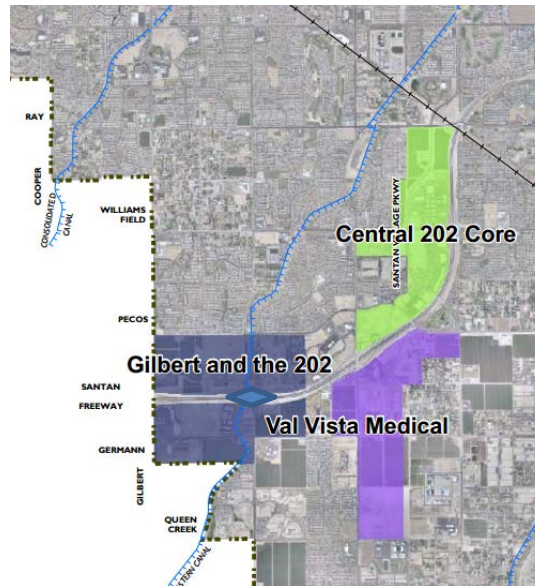


CIRCULATION MAP (Streets & Freeways)

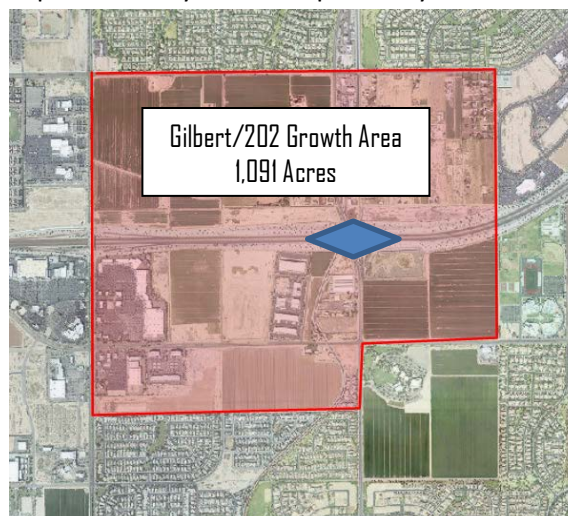


**Background Data on Potential Future Lindsay and 202 Freeway Interchange:**

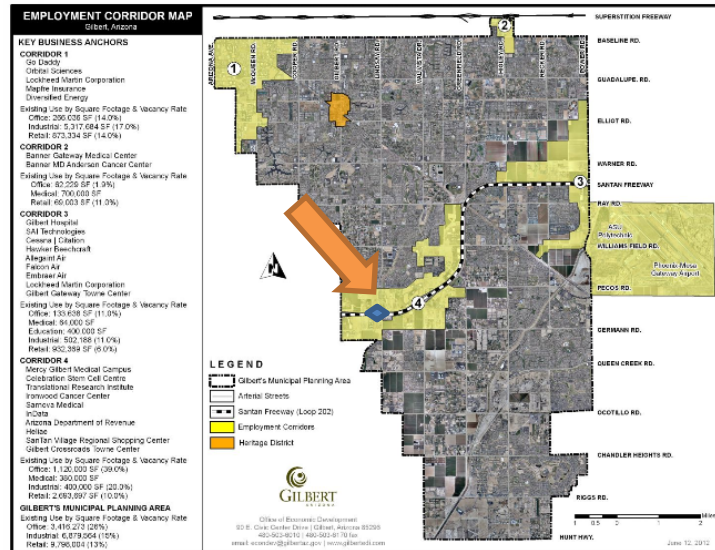
1. **Vertical Development Overlay Zoning District #5** – permits 90 feet or 6 stories and Bonus heights up to 150' and 11 stories – assists in directing desired economic development in the identified growth areas.
2. Gilbert's General Plan designates **Growth Areas** particularly suitable for multi-modal transportation and infrastructure expansion – specifically for a concentration of a variety of uses. Four of the seven growth areas have access from the Santan Freeway 202. The Gilbert and the 202 Growth Area is on both sides of the 202 from Gilbert Road to Val Vista Road.



3. Lindsay Road and the Santan Freeway 202 is in a central location to 1,091 acres of land zoned for a mix of retail and employment uses (zoned Business Park, Light Industrial, Regional Commercial, and Shopping Center). As a gateway to Gilbert from Chandler, the primary focus of **economic growth in this Growth Area** is general office, business park and light industrial land uses that have a need for quick freeway access or proximity to the Chandler airport.



4. The Growth Area is also included in Employment Corridor 4 which has 2,040 acres. Approximately 1,184 acres of this employment corridor is vacant. The proposed Lindsay/202 interchange is centrally located to offer freeway access.



5. Rivulon currently owns 252 acres between Gilbert Road and Lindsay Road on the north side of the Santan Freeway 202 and plans to provide over **3 million SF of commercial office space** and over **one half million SF of retail space** and **250 hotel rooms** that would have access from Gilbert Road alone today. The Rivulon project on just 12% of the land in Employment Corridor 4, would double the office square footage of what Gilbert has today.